

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
OCTOBER 11, 2012**

Town of Bedford
Bedford Town Hall
Lower Level Conference Room

PRESENT: Angelo Colasante, Chair; Kenneth Gordon, Vice Chair; Brian Gildea, Clerk; Jeffrey Dearing; Stephen Henning; Carol Amick

ABSENT: Jeffrey Cohen; Todd Crowley

Mr. Colasante introduced himself and read the emergency evacuation notice. The Zoning Board of Appeals (ZBA) members and ZBA assistant introduced themselves.

PRESENTATION: Mr. Gildea read the notice of the hearing.

PETITION #013-13 – Barlo Signs, for F.W. Webb, 160 Middlesex Turnpike, seeks a Special Sign Permit per Article 40.4 Section 3 of the Sign By-Law to erect two additional wall signs.

Tim Sullivan, the representative for Barlo Signs, introduced himself and stated F.W. Webb was seeking two new wall signs besides the two that already existed on the building, primarily because of the large addition that had recently been constructed. He explained that, as shown in the application packet (see attachment), two signs will face the parking lot and the other two will face Middlesex Turnpike.

There was extensive discussion about the placement of the building and its entrances. Mr. Gildea asked whether there was an existing freestanding sign on the property. Mr. Sullivan replied that there was a freestanding sign at the entrance on Middlesex Turnpike, although that sign was not part of the proposal before the Board. Mr. Gildea noted that with the freestanding sign the total number of signs on the property would increase to five if the two proposed additional signs were to be permitted.

The Board talked about the size of the signs. Mr. Gordon calculated the dimensions and stated that the total square footage for all four combined was about 116.2 square feet. Mr. Colasante said that Section 3(A)(1) of the Sign By-Law reads:

“One (1) sign not to exceed an area equivalent to ten percent (10%) of the first floor wall area of a business or fifty (50) square feet, whichever is smaller, may be attached to any wall of a building. An increase in area up to twenty percent (20%) of the first floor front wall area may be allowed by Special Permit from the Board of Appeals.”

He stated that, according to the calculations shown in the application, the first floor front wall area was approximately 433.1 square feet, and therefore 116.2 square feet was well under the allowable amount. He said it was clear that the Board members could allow the proposed signage, and now they had to decide whether the “division significantly enhances the appearance of the resulting signage in concert with the architecture of the specific building,” as the Sign By-Law noted.

Mr. Colasante opened the hearing to the public. With no one in the audience, Mr. Colasante closed the public hearing.

DELIBERATIONS:

Mr. Colasante said that the request before the Board was for a Special Permit, and the conditions of a Special Permit were that the project was not detrimental or injurious to the neighborhood and was in keeping with the intent and purpose of the By-Law. He said he felt this proposal met those requirements, especially since the signs were so far below the square footage that the Board could allow and since the F.W. Webb building was in an industrial zone with no nearby residences. Mr. Dearing agreed, adding that the building was so large that one could argue that it needed several signs. He said that the sign proposal was actually quite reasonable, considering how much signage the applicants could have asked for.

Mr. Gildea said his major concern was that granting this application would allow four signs on the building in addition to the existing freestanding sign, so F.W. Webb would have a total of five signs on its property. He said he wasn't sure it was necessary to grant all of the proposed signs. Mr. Dearing said that the size of the building had to be considered, because the four wall signs would be spread out over such a large structure and wouldn't look overbearing. Ms. Amick agreed that it was a huge building, and agreed that she had no problems with the requested signage.

MOTION:

Mr. Gildea moved to grant Barlo Signs, for F.W. Webb, 160 Middlesex Turnpike, a Special Sign Permit per Article 40.4 Section 3 of the Sign By-Law to erect two additional wall signs, substantially as shown on Exhibits A and B.

Mr. Gordon seconded the motion.

Voting in favor: Colasante, Gordon, Dearing, and Henning

Voting against: Gildea

Abstained: None

The motion carried, 4-1-0.

With no business items to discuss, Mr. Colasante called for a motion to adjourn.

MOTION:

Mr. Gildea moved to adjourn the meeting.

Ms. Amick seconded the motion.

Voting in favor: Colasante, Gordon, Gildea, Dearing, Henning, and Amick

Voting against: None

Abstained: None

The motion carried unanimously, 6-0-0.

The meeting adjourned at 8:05 PM.

Angelo Colasante, Chair

Date

Respectfully Submitted,

Scott Gould
ZBA Assistant